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C4 Farmersville Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Farmersville's ability to meet the 6th cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City of Farmersville are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources.*

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey, where residents identified areas for potential future residential development throughout Farmersville, and a virtual community workshop held via Zoom on May 31, 2023.

C4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6th housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Farmersville must identify adequate land with appropriate zoning and development standards to accommodate its RHNA or assigned share of the region's housing need. Farmersville's RHNA is 654 units, which is distributed among five income categories, as shown below in Table C4-1.

Table C4-1 Farmersville 2023-2031 RHNA

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	68	10.4%
Very Low (30 to 50% of AMI)	67	10.2%
Low (51 to 80% of AMI)	83	12.7%
Moderate (81% to 120% of AMI)	121	18.5%
Above Moderate (> 120% of AMI)	315	48.2%
Total	**654**	**100%**

* The RHNA does not project the need for extremely low-income units, but pursuant to state law (AB 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City's very low-income requirement is 135 units. The number of extremely low-income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 40.5 percent of households in the city earned less than 50 percent of the AMI. Among these households, 50.4 percent earned incomes below 30 percent (extremely low-income). Therefore, the City's RHNA allocation of 135 very low-income units was distributed as 68 extremely low-income (50.4 percent of the 135 very low-income units required by the RHNA) and 67 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

C4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City demonstrates In the Housing Element that it has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a "no net loss" policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate ~~available~~ funding resources to and facilitate the development of affordable housing.

C4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called "pipeline projects") can be credited towards the City's RHNA provided it can be demonstrated that the units can be built by the end of the 6th cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Pipeline projects that can count toward the City's 6th cycle RHNA are listed in Table C4-2. All pipeline projects are affordable to low-, moderate-, and above moderate-income households.

Figure C4-1 shows the locations of pipeline projects. For the purposes of analysis in this Housing Element, the city is divided into four neighborhoods:

- East Farmersville
- North Farmersville
- South Farmersville
- West Farmersville

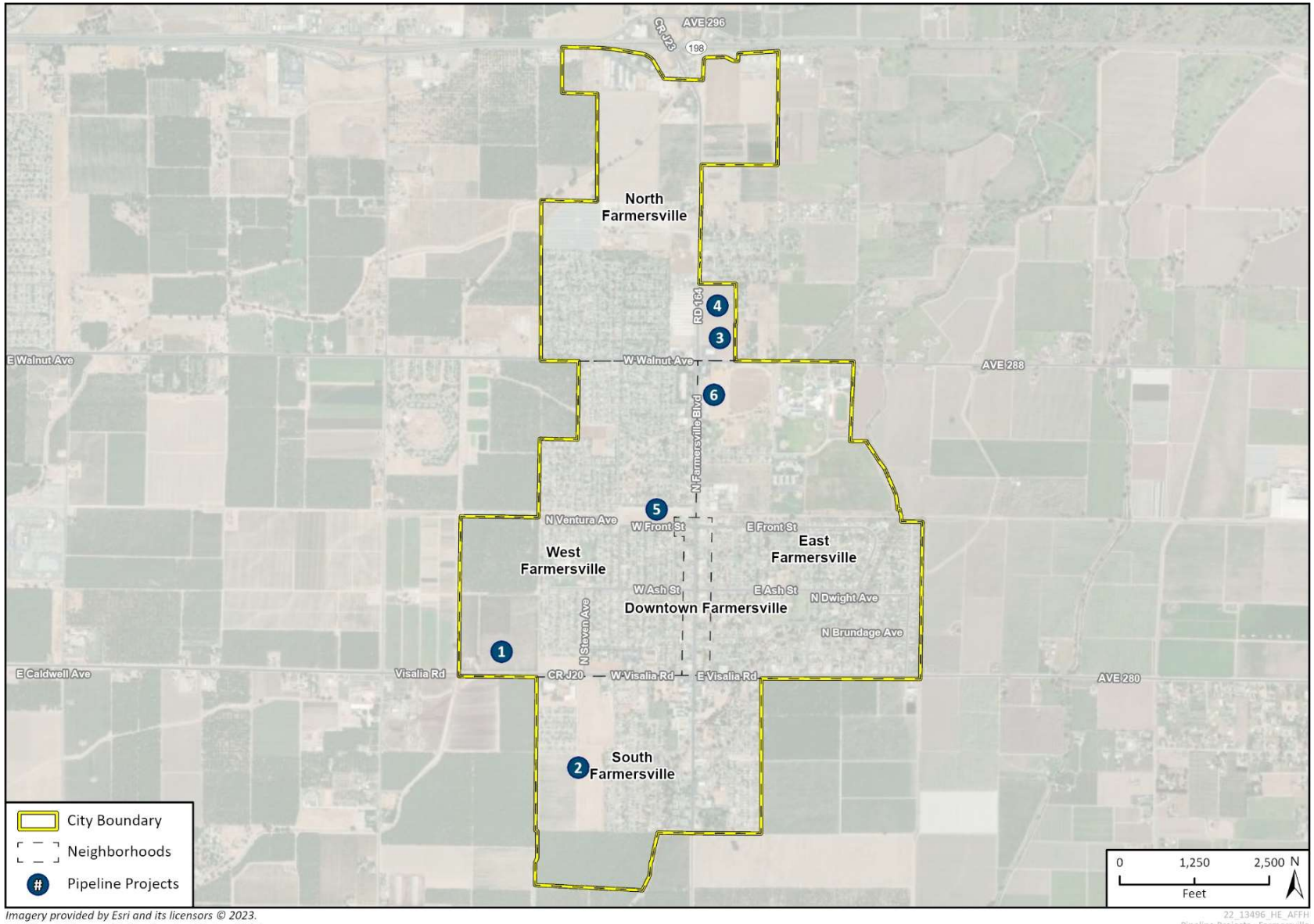
These pipeline projects are mostly concentrated in North and West Farmersville and consist of single-family and multifamily projects. The projects Cameron Creek and Eagle Meadows both include moderate-income units available through financing from the United States Department of Agriculture (USDA) and the Federal Housing Administration. The Gardenia Courtyard apartments and Los Arroyos are able to achieve all low-income units through tax credits.

Table C4-2 Pipeline Projects

Map ID	Project Name	Assessor's Parcel Number (APN)[1]	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Affordability Mechanism	Status
1	Cameron Creek (now known as Kaweah Pointe)	128320001, -003	~~38~~0	0	~~7~~50	~~38~~151	151	N/A	~~Application submitted. Construction to begin in 2024.~~Tentative map approved [~~date~~1/8/24].
2	Eagle Meadows	130040014, -020	~~60~~0	0	~~12~~10	~~61~~242	242	N/A	Application submitted. Construction is expected to begin in 2025.
3	Camino Castaneda	111290002, -014	0	0	0	24	24	N/A	Approved ~~by the City Council on~~ 2/13/2023. Construction to begin in 2022025~~4~~.
4	Gardenia Courtyards	111290015	0	142	0	0	142	Deed Restriction	Application submitted. Construction to begin in 2025.
5	Petunia Estates	128040026	0	0	0	18	18	N/A	Final subdivision map approved.
6	Los Arroyos	129010082	107	0	0	0	107	Deed Restriction	Construction was completed in 2024.
Total			~~205~~107	**142**	~~19~~60	~~141254~~435	**684**		

[1] An assessor's parcel number is a series of numbers/digits that are used as a file number to inventory or identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure C4-1 Pipeline Projects



The City currently observes an average~~s~~ of three to four weeks between the approval of a project and the submittal of a building permit application. Once a permit is issued, the duration from permit issuance to construction varies significantly based on the size of the project. For individual residences, construction is generally completed within approximately eight months. However, larger subdivisions can take five to 10 years to complete due to their size and complexity. When considering entitlement expirations, permits for developments tend to expire more frequently compared to permits for individual residences. Rarely do individual residential permits expire once construction begins. Subdivisions, however, may experience delays or permit expiration due to the need to develop infrastructure and requirements to meet conditions of approval.

Considering the City's past trends of project approvals and the current status of these projects, all units are expected to receive Certificates of Occupancy by 2027, well before the end of the ~~Based on the status of these projects, all units are expected to receive Certificates of Occupancy during the~~ 2023-2031 planning period. At this time, there are no known barriers that would preclude development of these projects. The City will monitor these projects through Housing Plan Program 2 and identify alternative sites if projects do not appear on track for development.

C4.3 Summary of RHNA Credits

The City can satisfy ~~52~~ a large portion of ~~percent of~~ its RHNA requirement with planned and approved units. Since no ADU permits were recorded during the previous planning period, ADUs are not assumed to contribute to the overall share of RHNA. As shown on Table C4-3~~To achieve the remaining RHNA~~, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of at least ~~352~~ 28 lower income units and 121 moderate income units. ~~This unit count is broken down by household income level. As shown on Table C4-3, Farmersville has a remaining RHNA of 339 units affordable to very low-income households and 315 units affordable to above moderate-income households.~~ The City's RHNA obligation for low- and above-moderate-income units is accommodated through pipeline projects, resulting in a remaining RHNA of zero for these income categories.

Table C4-3 Remaining Share of RHNA

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	135	~~205~~107	0	~~0~~28
Low	83	142	0	0
Moderate	121	0~~196~~	0	121~~0~~
Above Moderate	315	435~~0~~	0	~~315~~0
Total	**654**	**684~~543~~**	**0**	**149~~315~~**

C4.4 Nonvacant Sites

Nonvacant sites included in the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4*, Regional Housing Resources*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture.

The Housing Element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 38 percent of its lower-income RHNA, 100 percent of its moderate-income RHNA, and none of its above moderate-income RHNA on vacant sites. The remaining 62 percent of lower-income RHNA and 100 percent of above moderate-income RHNA are proposed on sites currently being used for agriculture.

C4.4.1 Redevelopment of Existing Uses

Of the 15 sites included in the City's Site Inventory, nine are vacant and six are on sites with currently operational agricultural uses (nonvacant sites). All six nonvacant sites are currently zoned for residential uses. The City anticipates development of these sites to accommodate medium and medium high-density residential uses. The City does not consider existing uses in these areas to impede housing development, as regional development trends indicate that sites zoned for residential with agricultural uses are likely to be redeveloped with residential projects.

C4.4.2 Adequacy of Nonvacant Sites

In considering sites, the City identified ~~agricultural~~ land with residential zoning to facilitate the development of a variety of housing types. All identified nonvacant sites were selected for high potential for redevelopment and probability of turnover in use from agriculture to residential, as supported by the development trends discussed ~~in Section C4.5,~~ below. These sites (Sites 1, 2, 12, 13, 14, and 15) are currently zoned R-1 (single-family residential allowing up to 7.26 dwelling units per acre) and RM-2.5 (multiple-family residential allowing up to 25.62 dwelling units per acre). Based on development and economic trends, the City anticipates that existing agricultural uses will cease during the planning period, freeing the sites for residential development. This is consistent with redevelopment trends and all pipeline projects with existing agricultural uses outlined below in *Redevelopment Trends on Agriculture Sites*. These sites would be developed to accommodate low-density (Sites 1, 2, 12, and 13) and high-density residential uses (Sites 14 and 15). In considering future residential development, the City determined that the nonvacant sites currently used for agricultural purposes could facilitate the development of a variety of housing types given redevelopment potential and the high probability of turnover, as seen in Table C4-4.

Table C4-4 Nonvacant Sites

Site Address	Description	Size (Acres)	Capacity (Units)	Achieved Density (du/ac)
Site 1 E Citrus Dr & N Rose Ave APN 129-010-017-000 Neighborhood: East Farmersville	This 12.31-acre site with an existing agricultural operation is currently zoned R-1 which is intended for low-density residential housing. With its current zoning designation, the site could accommodate 67 dwelling units, with an achieved density of 5.45 dwelling units per acre. Site 1 is an infill site adjacent to a single-family residential subdivision, church, and elementary school. Development trends with similar predevelopment characteristics: ▪ Cameron Creek in Farmersville: Previous use agriculture; zoned R-1; similar adjacent uses (single-family residences and agriculture); 4.14 dwelling units per acre achieved density	12.31	67	5.45

Site Address	Description	Size (Acres)	Capacity (Units)	Achieved Density (du/ac)
	▪ Eagle Meadows in Farmersville: Previous use agriculture; zoned R-1; adjacent uses (single-family residences and agriculture); 4.94 dwelling units per acre achieved density ▪ Villas at Sierra Meadows in Porterville: Previous use agriculture; similar low-density residential zoning, similar adjacent uses (single-family residences and agriculture); 12.31 acres parcel size; 80 units, 6.5 dwelling units per acre achieved density ▪ Olivewood Estates in Woodlake: Previous use agriculture; similar low-density residential zoning, similar adjacent uses (single-family residences and agriculture); 13.90 acre parcel size; 60 total units, 4.32 dwelling units per acre achieved density ▪ Rodeo Estates I in Woodlake: Previous use agriculture; similar adjacent uses (single-family residential subdivision, agriculture, and elementary school); 4.38 dwelling units per acre achieved density			
Site 2 W Tulare St & S Ventura APN 130-030-014-000 Neighborhood: South Farmersville	This 28.28-acre site with an existing agricultural operation is currently zoned R-1. With its current zoning designation, the site could accommodate 153 dwelling units, with an achieved density of 5.45 dwelling units per acre. Site 2 is adjacent to single-family residential subdivisions and agricultural uses. Development trends with similar predevelopment characteristics: ▪ Cameron Creek in Farmersville: Previous use agriculture; zoned R-1; 36.5 acres parcel; similar adjacent uses (single-family residences and agriculture), 151 total units; 4.14 dwelling units per acre achieved density ▪ Eagle Meadows in South Farmersville adjacent to Site 2: Previous use agriculture; zoned R-1; 49 acre parcel; similar adjacent uses (single-family residences and agriculture); 4.94 dwelling units per acre achieved density ▪ Hillside Estates in Woodlake: Previous use agriculture; similar low-density residential zoning; 28.5 acre parcel size; similar adjacent uses (single-family residences on large lots, single-family residential subdivisions, and agriculture) ▪ Villages at Stonecreek IV in Los Banos: Previous use agriculture; similar low-density residential zoning; 31.4 acre parcel; similar adjacent uses (single-family residential subdivisions and agriculture), 160 total units; 5.1 dwelling units per acre achieved density	28.28	153	5.45

Site Address	Description	Size (Acres)	Capacity (Units)	Achieved Density (du/ac)
Site 12 W Ash St & N Virginia Ave APN 128-330-001-000 Neighborhood: West Farmersville	This 14-acre site with an existing agricultural operation is currently zoned R-1. With its current zoning designation, the site could accommodate 76 dwelling units, with an achieved density of 5.45 dwelling units per acre. Site 12 is adjacent to single-family residential subdivisions and agricultural uses. Development trends with similar predevelopment characteristics: ▪ Cameron Creek in West Farmersville: Previous use agriculture; zoned R-1; similar adjacent uses (single-family residences and agriculture); 4.14 dwelling dwelling units per acre achieved density ▪ Eagle Meadows in Farmersville: Previous use agriculture; zoned R-1; adjacent uses: single-family residences and agriculture; 4.94 dwelling units per acre achieved density	14.00	76	5.45
Site 13 W Ash St & N Mariposa APN 128-080-002-000 Neighborhood: West Farmersville	This 37.78-acre site with an existing agricultural operation is currently zoned R-1. With its current zoning designation, the site could accommodate 205 dwelling units, with an achieved density of 5.45 dwelling units per acre. Site 13 is adjacent to single-family residential subdivisions and agricultural uses. Development trends with similar predevelopment characteristics: ▪ Cameron Creek in West Farmersville: Previous use agriculture; zoned R-1; 36.5 acre parcel; similar adjacent uses (single-family residences and agriculture); 151 total units; 4.14 dwelling units per acre achieved density ▪ Eagle Meadows in Farmersville: Previous use agriculture; zoned R-1; 49 acre parcel; adjacent uses (single-family residences and agriculture); 242 total units; 4.94 dwelling units per acre achieved density ▪ Villages at Stonecreek IV in Los Banos: Previous use agriculture; similar low-density residential zoning; 31.4 acre parcel; similarly located near the city boundary and adjacent to single-family residential subdivisions and agricultural uses; 160 total units; 5.1 dwelling units per acre achieved density ▪ Westbrook in Los Banos: Previous use agriculture; similar low-density residential zoning; 37.81 acre parcel; similarly located near the city boundary and adjacent to single-family residential subdivisions and agricultural uses; 162 total units; 4.28 dwelling units per acre achieved density ▪ Brookside Subdivision in Porterville: Previous use agriculture; similar low-density residential zoning; similarly located adjacent to the city	37.78	205	5.45

Site Address	Description	Size (Acres)	Capacity (Units)	Achieved Density (du/ac)
	boundary, single-family residential subdivisions, and agricultural uses; 38.35 acre parcel; 229 total units; 5.97 dwelling units per acre achieved density			
Site 14 Avenue 280 & S Virginia Ave APN 128-320-003-000 Neighborhood: West Farmersville	This 2.5-acre site with an existing agricultural operation is currently zoned RM-2.5. With its current zoning designation, the site could accommodate 50 dwelling units, with an achieved density of 20 dwelling units per acre. Site 14 is adjacent to single-family residential subdivisions and agricultural uses. Development trends with similar predevelopment characteristics: ▪ Village at Shannon Parkway Apartments in Visalia: Previous use: agriculture, similarly located adjacent to the city limits, residential subdivisions, and near agricultural uses; 216 total units; 23.98 dwelling units per acre achieved density ▪ Regency Court Apartments in Merced: Previous use agriculture; similarly located adjacent to city limits, residential subdivisions, and near agricultural uses; 216 total units; 23.38 dwelling units per acre achieved density	2.50	50	20.00
Site 15 Avenue 280 & S Virginia Ave APN 128-330-001-000 Neighborhood: West Farmersville	This four-acre site with an existing agricultural operation is currently zoned RM-2.5. With its current zoning designation, the site could accommodate 80 dwelling units, with an achieved density of 20 dwelling units per acre. Site 15 is adjacent to single-family residential subdivisions and agricultural uses. Development trends with similar predevelopment characteristics: ▪ Village at Shannon Parkway Apartments in Visalia: Previous use agriculture similarly located adjacent to city limits, residential subdivisions, and near agricultural uses; 216 total units; 23.38 dwelling units per acre achieved density ▪ Regency Court Apartments in Merced: Previous use agriculture; similarly located adjacent to city limits, residential subdivisions, and near agricultural uses; 216 total units; 23.38 dwelling units per acre achieved density	4.00	80	20.00

Redevelopment Trends on Agriculture Sites

The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of recent projects in the region that converted sites from operational agricultural uses to residential uses are listed on Table C4-5. There are six sites in the Farmersville Site Inventory that ~~have~~ are currently utilized for active ~~operational~~ agricultural operations~~uses~~. These sites range in size from 2.5 to 37.8 acres, with an average size of 16.5 acres. Two of the sites are under five acres, while other four are greater than 10 acres. The sites ~~have similar~~exhibit predevelopment characteristics that are consistent with ~~match observed the~~ regional trends observed on~~of~~ redeveloped sites. The largest site is approximately the same acreage as the recently developed Westbrook development in Los Banos. Another site ~~in the Farmersville Site Inventory~~ is 28.3 acres, approximately the same size as the Hillside Estates development in Woodlake.

Table C4-5 Redevelopment Trends and Pipeline Projects on Sites with Operational Agriculture

Jurisdiction	Project Name	Parcel Size (acres)	Total Units	Achieved Density (du/ac)
Tulare County				
Woodlake	Hillside Estates	28.5	75	2.2
Woodlake	Olivewood Estates	13.9	60	4.32
Woodlake	Antelope Estates	36.0	140	3.89
Woodlake	Rodeo Estates I	42.0	184	4.38
Woodlake	Rodeo Estates I	42.0	184	4.38
Visalia	Village at Shannon ~~Pkwy.~~ Parkway Apartments	9.24	216	23.38
Farmersville	Cameron Creek	36.50	151	4.14
Farmersville	Eagle Meadows	49.00	242	4.94
Porterville	Villas at Sierra Meadows	12.31	80	6.50
Porterville	Brookside Subdivision	38.35	229	5.97
Merced County				
Dos Palos	Stocking Street	9.83	44	4.48
Livingston	Manzanita	51.33	213	4.15
Livingston	Sundance Village	21.63	97	4.48
Los Banos	The Villas	58.95	231	3.92
Los Banos	Westbrook	37.81	162	4.28
Los Banos	Villages at Stonecreek IX	19.4	72	3.71
Los Banos	Villages at Stonecreek IV	31.4	160	5.1
Merced	Regency Court Apartments	9.80	180	18.37
Los Banos	Villages at Stonecreek IV	31.4	160	5.1

The six nonvacant sites have similar predevelopment characteristics to the sites summarized in Table C4-5, and the resulting example projects are similar to the ~~anticipated~~ development anticipated on Farmersville's inventory sites. The nonvacant sites are of a comparable size and density to many

recent redevelopment and pipeline projects (including projects located in Farmersville), have a similar number of total units in the project, similar zoning, and similar adjacent uses. In addition, there are no structures on these sites and each site is already zoned to accommodate residential development. Given these trends and shared characteristics, the City does not anticipate the existing operational agricultural use on the six nonvacant to impede conversion from agricultural land to residential development.

Given redevelopment trends for active agricultural sites, the City does not anticipate existing operational agricultural uses to impede conversion from agricultural land to residential development on the sites included in the Site Inventory.

C4.4.3 Lower-Income Unit Development

Six sites in the Site Inventory are identified for the development of lower-income units. Four of these sites are currently vacant and two are currently used for agricultural operations. All sites are currently zoned for RM-2.5, which allows a maximum of 25.62 units per acre. The proposed Gardenia Courtyards apartment complex, currently in the development pipeline, is in the same zoning district and is projected to provide 142 lower-income units. Several similar projects in the region and the broader San Joaquin Valley have been successfully developed with lower-income units, including sites previously used for agricultural operations. In Woodlake, the Mulberry Estates and Antelope Creek Estates projects that are in the development pipeline have existing agricultural uses and are suitable for lower-income housing development. In Tulare County, recent projects with deed-restricted units were developed on sites previously used for agricultural operations. The Ben Maddox-K property was developed with 292 deed-restricted (affordable) units on 10.8 acres (27 units per acre), and the Lovers-Caldwell property was developed with 342 lower-income units on 11.4 acres (30 units per acre).

C4.5 Development Trends

As discussed in detail in Chapter 4.4, *Regional Housing Resources, Development Trends*, the development characteristics in the region indicate that most of the recently developed residential projects, or projects that are planned to be developed, are on vacant land or land zoned for agricultural use. Approximately one-third of the regional development trend projects include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Regional Housing Resources, Development Trends*, one of the recently approved residential developments is in Farmersville. Los Arroyos is a multifamily affordable housing complex which ~~with an~~ achieved 73 percent of the maximum density ~~of 73 percent~~ allowed by the zone, as seen in Table C4-6. The combined planned projects listed in Table C4-2 ~~will~~ are projected to achieve an average density of ~~16.31~~11.14 units per acre and an average density achievement of ~~161~~ 80 percent of allowable density.

Table C4-6 Farmersville Development Trends

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Los Arroyos (completed)	108	5.81	18.59	Multifamily	25.62	148.87	73%
Farmersville Average			**18.59**				**73%**
Regional Average			**16.18**				**99%**

C4.5.1 Realistic Development Capacity

Site-specific conditions and development standards, such as open space or parking requirements, may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. To determine a realistic development ~~achievement~~ capacity on the sites in the Site Inventory, the City reviewed the typical densities of recently developed projects and projects in the development pipeline ~~the development achievement of pipeline and recently developed projects~~ in Farmersville and throughout the region. To determine a realistic development capacity on the sites in the inventory, the City reviewed the typical densities of recently developed projects and projects in the development pipeline in ~~Exeter~~Farmersville and in the region as a whole.~~On average, the pipeline and recent projects in Farmersville, as shown in Table C4-2Table C4-2, achieved an average density of 148 percent of the maximum density allowed on the site based on the site's zoning and development standards.~~ As discussed in Chapter 4.4, *Regional Housing Resources, Development Trends*, the average percentage of achieved maximum density for projects collectively in the region is 99 percent. Based on the local and regional trends, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or General Plan designation. The City will implement Housing Plan Program 2 to ensure that an inventory of adequate sites with appropriate densities remain available throughout the planning period to accommodate the RHNA.~~, and~~ Additionally, the City will ~~to~~ annually meet with property owners and interested developers to pursue housing development ~~in the city~~at full capacity.

The Site Inventory includes parcels in three residential zoning districts with varying allowable densities and development standards. The City's Zoning Code classifies each site into the following zones:

- Single-Family Residential (R-1): This district allows single-family residential uses with a maximum residential density of 7.26 dwelling units per acre.
- Multifamily Residential (RM-4.0): This district allows multifamily residential units with one unit per 4,000 square feet of lot area, equal to a maximum density of 10.89 units per acre.
- Multifamily Residential (RM-2.5): This district allows multifamily residential units with one unit per 1,700 square feet of lot area, equal to a maximum density of 25.62 units per acre.

Table C4-7 details the realistic capacity of available sites by zoning district.

Table C4-7 Realistic Capacity of Sites by Zoning District

Zoning District	Total Acreage	Maximum Density	Realistic Density	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
R-1	92.37	7.26	5.45	0	0	501	501
RM-2.5	5.92	5.92	20	~~209~~82	~~37~~164	0	246

Total	**170.56**	**82~~209~~**	**167~~37~~**	**501**	**747**

C4.6 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table C4-8 and shown geographically on Figure C4-2.

The table of sites includes the following items in the column heading order from left to right:

- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code Section 65583.2(b)1))
- Size in acres (Government Code Section 65583.2(b)(2))
- General Plan land use designation (Government Code Section 65583.2(b)(2))
- Zoning designation (Government Code Section 65583.2(b)(2))
- Description of existing uses (Government Code Section 65583.2(b)(3))
- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code Section 65583.2(c))
- Total number of units realistically assumed on the site
- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)[1]

C4.6.1 East Farmersville

East Farmersville is bounded by Avenue 288 to the north, Visalia Road to the south, city boundaries to the east, and Farmersville Boulevard to the west. This neighborhood consists primarily of single-family residential, with a large portion of the northern end zoned for schools. East Farmersville is designated as an Urban Unzoned Fire Hazard[2] area and in an area of minimal flood hazard[3]. This neighborhood can accommodate one site with an assumed capacity of 67 above-moderate-income units. The site located in this neighborhood is currently used for agricultural purposes and designated as an area of High Segregation and Poverty by TCAC.

C4.6.2 North Farmersville

North Farmersville is bounded by city boundaries to the north, east, and west, and Avenue 288 to the south. This area primarily consists of industrial and commercial uses, with some single-family residential. North Farmersville is designated as Non-Wildland/Non-Urban Fire Hazard area and in an area of minimal

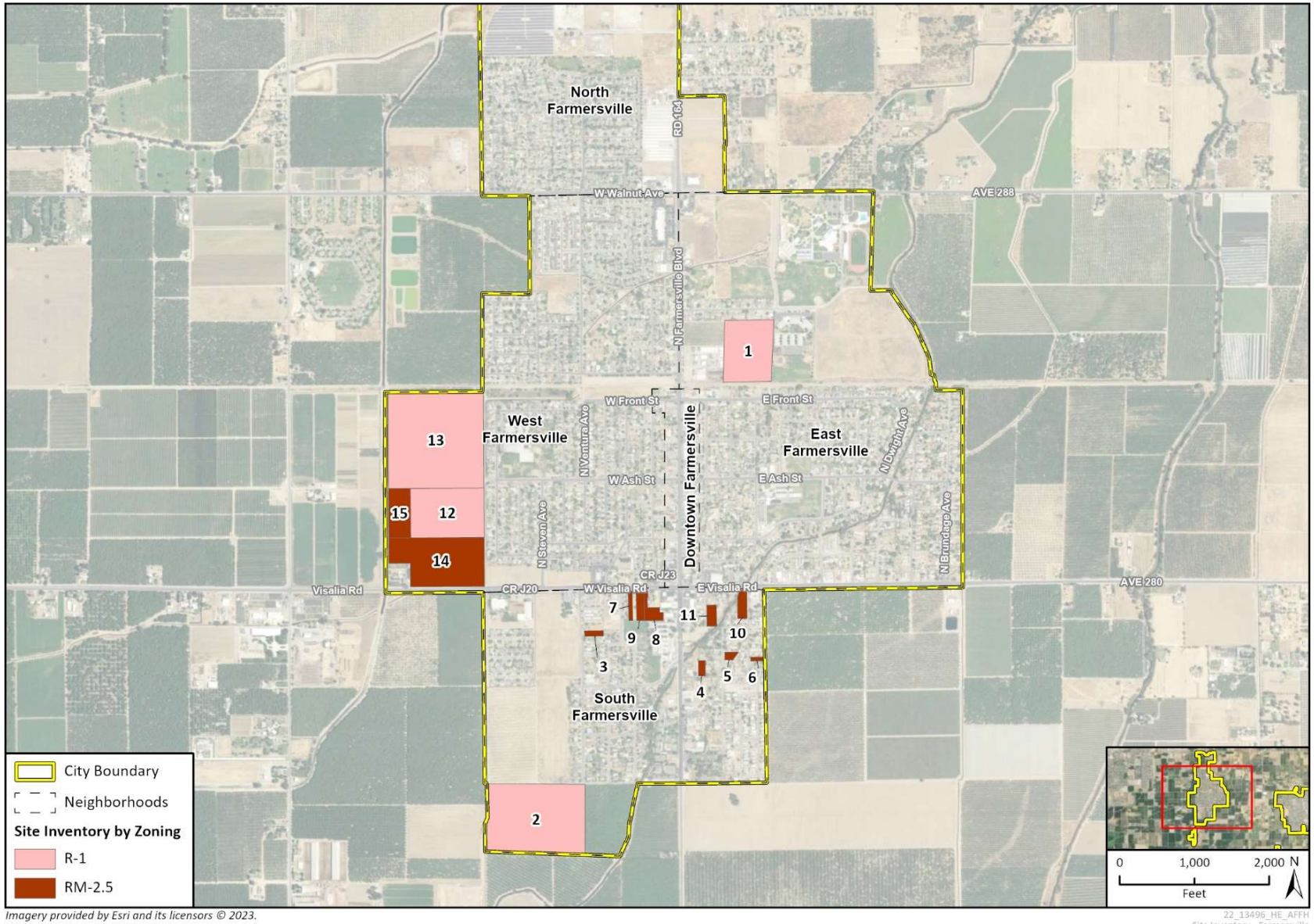
[1] Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf
[2] The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/
[3] The City has the Flood Hazard designation of "X" and "AH". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood. Zone AH means that the area has a one percent annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.

flood hazard. This neighborhood has a modest capacity for residential units. North Farmersville cannot accommodate housing opportunity sites.

C4.6.3 South Farmersville

South Farmersville is bounded by city boundaries to the south, east, and west, and Visalia Road to the north. This neighborhood primarily consists of single-family and multifamily (RM-2.5) residential and commercial space. Most of the sites in South Farmersville are designated as an Urban Unzoned Fire Hazard area, with one site identified in a Non-Wildland/Non-Urban Fire Hazard area and in an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development along West Visalia Road and west of Farmersville Junior High, residentially zoned parcels 130-142-016, 130-143-008, 130-120-005, 130-132-003 (shown as Sites 3 through 10 respectively in Figure C4-2) in South Farmersville have been included in the Site Inventory. South Farmersville has the second largest development potential in the city. South Farmersville can accommodate 11 sites with an assumed capacity of ~~79~~ 10~~units~~ lower-income units, ~~37~~86 moderate-income units, and 153 above moderate-income units. This area is ~~beneficial~~ suitable for low- and moderate-income units due to its proximity to Snowden Elementary School and commercial uses along Visalia Road and Farmersville Boulevard. The sites identified in this area are currently vacant, with one property currently used for agricultural purposes. Both sites are located in areas designated by TCAC as Moderate Resource areas or High Segregation and Poverty.

Figure C4-2 Farmersville Site Inventory



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Additional data provided by County of Tulare, 2019.

22_13496_HE_AFFH
Site Inventory - Farmersville

Table C4-8 Farmersville Site Inventory

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
East Farmersville													
1	E Citrus Dr & N Rose Ave	129010017	12.31	MDR	R-1	Agriculture	0	7.26	0	0	67	67	High Segregation & Poverty
Total									**0**	**0**	**67**	**67**	
South Farmersville													
2	W Tulare St & S Ventura	130030014	28.28	MDR	R-1	Agriculture	0	7.26	0	0	153	153	Moderate Resource
3	274 S Ventura Ave	130050009	0.42	MHDR	RM-2.5	Vacant	0	25.62	0	8	0	8	High Segregation & Poverty
4	192 E Oakland St	130141009	0.42	MHDR	RM-2.5	Vacant	0	25.62	0	8	0	8	High Segregation & Poverty
5	394 S Camelia Ave	130142016	0.35	MHDR	RM-2.5	Vacant	0	25.62	0	7	0	7	High Segregation & Poverty
6	E Oakland St & S Rose Ave	130143008	0.25	MHDR	RM-2.5	Vacant	0	25.62	0	5	0	5	Moderate Resource
7	W Visalia Rd & S Dode Ave	130120005	0.48	MHDR	RM-2.5	Vacant	0	25.62	0	9	0	9	High Segregation & Poverty
8	233 W Visalia Rd	130120021	1.15	MHDR	RM-2.5	Vacant	20	25.62	~~9~~23	~~0~~14	0	23	High Segregation & Poverty
9	251 W Visalia Rd	130120024	0.95	MHDR	RM-2.5	Vacant	20	25.62	7~~1~~9	12~~0~~	0	19	High Segregation & Poverty
10	Corner of S Rose Ave/E Visalia Rd	130132024	1.06	MHDR	RM-2.5	Vacant	20	25.62	~~8~~21	13~~0~~	0	21	High Segregation & Poverty
11	208 S Magnolia Ave	130132003	0.84	MHDR	RM-2.5	Vacant	20	25.62	~~16~~6	10	0	16	High Segregation & Poverty
Total									~~79~~**30**	~~37~~**86**	**153**	**269**	
West Farmersville													
12	W Ash St & N Virginia Ave	128330001	14.00	MDR	R-1	Agriculture	0	7.26	0	0	76	76	Moderate Resource
13	W Ash St	128080002	37.78	MDR	R-1	Agriculture	0	7.26	0	0	205	205	Moderate Resource

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower-Income Capacity	Moderate-Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
14	Avenue 280 & S Virginia Ave	128320003	2.50	MHDR	RM-2.5	Agriculture	20	25.62	~~50~~20	30~~0~~	0	50	Moderate Resource
15	Avenue 280 & S Virginia Ave	128330001	4.00	MHDR	RM-2.5	Agriculture	20	25.62	32~~80~~	~~0~~48	0	80	Moderate Resource
Total									~~130~~52	~~0~~78	~~205~~281	~~281~~411	
Farmersville Total									~~209~~82	~~37~~164	**501**	**747**	

C4.6.4 West Farmersville

West Farmersville is bounded by Avenue 288 to the north, Visalia Road to the south, city boundaries to the west, and Farmersville Boulevard to the east. This neighborhood primarily consists of single-family residential. West Farmersville is designated as a Non-Wildland/Non-Urban Fire Hazard area in an area of minimal flood hazard. Based on community input highlighting the opportunity for housing development southeast of West Visalia Road and Farmersville Boulevard. West Farmersville has the highest development potential in the city. West Farmersville can accommodate four sites with an assumed capacity of ~~130~~ 52 units affordable to lower-income households, 78 units affordable to moderate income households, and 281 units affordable to above moderate-income households. This area is beneficial for low-income units due to its proximity to Farmersville Junior High School and commercial uses along Visalia Road and Farmersville Boulevard. All sites identified in this area are currently used for agricultural purposes and are in TCAC-designated Moderate Resource areas of the city.

C4.6.5 Sites Used in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4th and 5th RHNA cycles and non-vacant parcels from the 5th RHNA cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside as affordable for lower-income households to be allowed by-right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). A total of two sites identified in the Site Inventory are subject to this by-right requirement, as shown on Table C4-9. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

Table C4-9 Sites Used in Previous Planning Periods

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
208 S Magnolia Ave	130132003	0.84	MHDR	RM-2.5	Vacant	16
Avenue 280 & S Virginia Ave	128320003	2.5	MHDR	RM-2.5	Agriculture	50
Total		**3.34**				**66**

C4.6.6 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies sites to accommodate ~~290~~82 lower-income units, ~~37~~ 164 moderate-income units, and 501 above moderate-income units on 15 sites. No sites smaller than 0.5-acre in size are used to accommodate lower-income housing.

Of the identified sites, nine are vacant and six are located on land currently used for agriculture. All sites are in a residential zone and would not require rezoning to allow for housing development. Since the land is currently zoned for residential uses, the existing agricultural uses are not subject to the Williamson Act. Regional trends indicate the high likelihood of redevelopment of sites with agricultural uses to residential development; therefore, existing uses on these sites are not considered an impediment to redevelopment.

The Site Inventory includes a surplus of ~~338~~ 113 lower-income units, giving the city a ~~155~~ 52 percent buffer for this income category. The summary of the residential Site Inventory is presented in Table C4-10.

Table C4-10 Adequacy of Residential Site Inventory

	Lower-Income	Moderate-Income	Above Moderate-Income	Total
RHNA Allocation	**218**	**121**	**315**	**654**
Planned and Approved Units	~~347~~249	~~196~~0	~~0~~435	~~543~~684
ADUs Anticipated	0	0	0	0
Remaining RHNA	**~~0~~28** (VLI Units)	**~~0~~121**	**~~315~~0**	**~~315~~149**
East Farmersville	0	0	67	67
South Farmersville	~~79~~30	~~37~~86	153	269
West Farmersville	~~130~~52	~~0~~78	281	411
Total Units on Sites	**~~209~~82**	**~~37~~164**	**501**	**747**
Total Unit Surplus	**~~338~~113**	**~~112~~43**	**~~186~~621**	**~~636~~777**
Percent Buffer over RHNA	**~~155~~52%**	**~~93~~36%**	**~~59%~~**	**~~202%~~**

C4.7 Availability of Infrastructure and Services

The City's Public Works Department ensures the continued maintenance and improvement of the City's infrastructure. This includes all public utilities provided by the City: domestic water, refuse/recycling collection, wastewater treatment, sanitary sewer services, and street and signal maintenance. The City will ensure adequate capacity of all infrastructure and utilities to accommodate the housing growth discussed in this Housing Element. The City has a Comprehensive Infrastructure Master Plan that guides the installation of infrastructure in greenfield areas. All sites identified in the inventory have existing and available infrastructure that can support residential development. Within one week of adoption, the City will provide a copy of the adopted 2023-2031 Housing Element to the City's Public Works Department, pursuant to Government Code Section 65589.7.

C4.7.1 Wastewater System

The Farmersville Department of Public Works is responsible for the safe collection, transportation, and treatment of all wastewater generated by residential, industrial, and commercial customers in the City of Farmersville. In 2021, the City opened a new wastewater treatment facility to meet the growing demand. With this new facility, there are no capacity issues anticipated with new development. The City confirms there is sufficient wastewater capacity to serve the capacity of the Site Inventory.

C4.7.2 Potable Water System

The City of Farmersville provides water service to developed properties in its city limits. The City pumps groundwater from seven wells (with an additional well out of service) located throughout the community, that produce up to two million gallons of water per day.

The City prepared a Comprehensive Infrastructure Master Plan (CIMP) in 2012 which served to amend and update previous utility master plans. The CIMP establishes programs to upgrade and expand the water system with future wells, distribution lines, and a storage tank. Although a new well site is recommended to increase the water production to accommodate peak hour demands with more development, the City confirms there is sufficient water supply to serve the capacity of the Site Inventory.

C4.7.3 Storm Water and Drainage

Storm drainage infrastructure within the community is provided by the City of Farmersville. The City is divided into 26 individual drainage sub-areas. Most of these sub areas discharge drainage water into one of the canals or creeks running through the city. Several discharge into retention basins. The City has adopted a storm drainage master plan that identifies improvements that will be necessary to serve future development in the planning area. This master plan was augmented with preparation of the Comprehensive Infrastructure Master Plan in 2012, which prescribes future improvements to the system. As with other utilities, project developers are responsible for installing storm drainage improvements to serve their site. Existing and planned storm drainage and infrastructure is sufficient for development of the Site Inventory.

C4.7.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Farmersville, each dry utility has one provider: Southern California Edison supplies electricity, Southern California Gas provides natural gas service, and Spectrum provides telecom services. The City does not anticipate any limitations on the provision of dry utility service to the sites in the inventory.

C4.8 Environmental Considerations

Environmental constraints to housing development in Farmersville include risk of wildfire, earthquakes, landslides and erosion, and flooding, as discussed in C3, *Housing Constraints Analysis*. The sites identified in the Site Inventory are all located outside of identified wildfire and flood zones. The City does not anticipate environmental remediation to be needed on sites currently used for agriculture.

There are no known environmental constraints related to shape, access, contamination, property conditions, easements, conservation easements, overlays and airport or military compatibility that could impact housing development on identified sites in the planning period. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

C4.8.1 Opportunities for Energy Conservation

Farmersville has established, and will continue implementation of, the following programs related to energy conservation:

1. Amending the Subdivision Ordinance to require solar orientation of streets.
2. Weatherization programs for senior and low-income households. The rehabilitation of housing units using Community Development Block Grant (CDBG) funds.
3. Implementation of a solar program, adopting reduced building permit fees for the installation of residential solar power systems.
4. Rehabilitation Program with Self Help Enterprises by rehabilitating housing units using CDBG funds to include energy conservation improvements.

Additionally, the City has partnered with Southern California Edison and Valley Innovative Energy Watch to make cost-effective and lasting changes to the way the city uses energy. Southern California Edison also offers Demand Response Programs. These programs allow customers to reduce energy consumption during peak demand hours.